

Housing Master Plan Affordable Housing Allocation Exercise - Saturday, January 29, 2011 Summary of Group Flip Chart Notes - DRAFT

Group 1

Guiding Principles

- Proximity to mass transit
- Proximity to employment
- Geographic distribution of all housing types
- Achieve mix of incomes
- Proximity to schools

Allocation

- Eisenhower Metro
- Van Dorn Metro
- Landmark Mall redevelopment
- Allow developers to propose bonus density anywhere
- Accessory units allowed in all single family neighborhoods
- Dispersion of 100 units of Resolution 830 housing

Exercise Two Change

Group 2

Exercise 1 – Allocation of Unmet Need

Guiding Principles

- Households at <30% AMI need access to public transportation
- Potomac Yard and Landmark, Eisenhower Avenue have room for new construction or redevelopment
- Avoid concentration of low income units
- Recognize areas that are not practical
- Proximity to schools (schools can be resources)
- De-concentrate Resolution 830 units
- Consider the impact of the Beauregard Small Area Plan process
- Areas with concentrated single family homes should be considered for group homes and affordable dwelling units

Exercise 2 – Allocation Taking Cost into Consideration

Guiding Principles

- Minimize impact on taxpayers in Alexandria
- Cost balanced with other factors
- Consider areas with potential for increased density and for mixed use
- Removing 830 units to other areas tends to be more expensive
- Consider impact of BRAC
- Consider impact of SAPs
- Required affordable and increased density in new construction near Metro
- Use all new construction to proffer affordable housing

Group 3

Discussion

- Affordable Units at Hunting Towers MIA?
- Fees, utilities in addition to rental affordability
- Diversity
- Schools/rec centers
- Transportation
- ARHA
- Coordination of city planning initiatives
- Reactions to maps
- Proportion of colors (income levels) within areas – intentionally reallocate to create greater mix (new units not necessary)
- Some SAPs don't have much affordable rental (single family home zones)
- Resolution 830 units seems to be concentrated in one area primarily -- 1 for 1 replacement
- Housing and transportation costs should be considered together for affordability
- Redevelopment should include a mix of incomes
- Existing affordable housing is along transportation corridors, need to add more levels of affordability into existing
- Long term redevelopment – what is the right time frame to consider?
- How to balance additional development in transportation corridors with current traffic and congestion at Potomac Yard
- Metro areas (Van Dorn, Eisenhower) don't have much affordable housing
- Density/financing issues environmental mitigation
- Resolution 830 – stay in Old Town/Braddock or be dispersed?
- How do we get private developers to lower rents
- Metro subsidies should be explored to make transportation more affordable – encourage longer hours for longer/other shifts
- Whenever redevelopment occurs, a range of affordable housing should be included
- Seek changes to existing land use to facilitate more affordable housing (E.g. Rosemont)
- Add units near transportation/metro/amenities/schools even if development is denser – require range of affordability
- More resolution 830 units

Unmet Need Discussion

- Need more diversity at LMVD
- Need more 30-50% near Southern Towers
- Potomac Yard and Eisenhower are opportunity areas
- Need more 31-50 at Braddock Metro, Potomac Yard, Eisenhower, Northridge, Rosemont (this AMI has cars, bus routes)
- Need more 51-60 in Seminary Hills, Braddock Metro, Potomac Yard
- Need more 61-80 at Potomac Yard
- Move existing 61-80 into other areas to create more diverse range – into LMVD
- Keep 830/PH in OT/Braddock, but also scatter (OT needs to stay relatively low density, but can go to mid-rise)

Cost Considerations

- Need to take cost into account if we want to ensure affordable housing goals are met
- Create a range (new) in PY
- Preserve existing AH in all high cost areas; add if possible (including more density)
- Challenge to preserve market affordable housing near areas that are redeveloping (gentrification)
- Allow more density in high cost areas to preserve existing AH
- Require more deeply subsidized AH from developers of high cost areas in return for increased density
- But need to make sure developer contributes to adequate roads and infrastructure if increased density is allowed
- Move some <30% into Old Town as new development creates opportunities for >80%

- Require more deeply subsidized AH from developers of high cost areas in return for increased density.
- But need to make sure developer contributes to adequate roads and infrastructure if increased density is allowed
- Move some <30% units into Old Town as new development creates opportunities for >80%.
- What is the opportunity for more density in Old Town? Need to acknowledge potential for NIMBY
- Move some 31-50% units into Eisenhower East from Old Town
- Bring 61-80% units into Old Town from Eisenhower East
- Big Idea: Add even more (beyond the current unmet need) to recapture “lost” units and plan for future
- Focus new units on special needs, PWD, seniors/aging
- To get more AH sooner, target existing Metro Station areas first, then other metro areas (PY) later
- Add <30% units to King Street/Eisenhower Ave. SAP
- Add 61-80% units to LMVD from PY
- Overall, good mix of all types
- But need to add <30% units in each area
- All Resolution 830 units should remain/be replaced in same SAP – connection to community is important.

Group 4

Group Principles

- Make sure future development is considered
- Social Changes
 - Beauregard
 - Potomac Yard
 - Eisenhower Valley
 - Hunting Towers/Terrace
- Retain existing housing to the extent possible
- Create Mixed Income developments at public housing sites
- Avoid socio-economic isolation for renters
- Integrate services with housing
- Housing choice
- Provide low-cost public transit options near affordable housing

Decisions for Allocation

- Maximizing new development opportunities
- Mixed income
- Geographic distribution
- Mixed use – schools with housing, for example
- Jobs
- Cost
- Quantity vs. Quality (size considerations, transit, generational)
- Balancing demands on developers
- Build smaller, less costly units
- Who comes up with subsidy?
- Leverage resources (like ARHA’s land)
- Opportunity costs/loss (new development)
- Ask for bigger piece of developer contribution

Group 5

Principles

- Proximity to Public Transportation/walkability
- Future Oriented
- Access to Commerce
- Proximity to everyday needs
- Mixed income/mixed use
- Mixed demographic
- Fair Share in SAPs

Allocation Discussion

- Redevelopment in Eisenhower West Industrial sites
- Garden Apartments in Taylor Run
- Mixed Income in Potomac Yard
- Redevelopment – Bradlee Shops
- Landmark Mall redevelopment
- Alexandria West Assisted Living
- Commercial Redevelopment on the way to Skyline Area
- Van Dorn Metro Redevelopment
- Pickett Street Redevelopment
- Mixed Income Southern Towers

Cost Discussion

- Extra cost does not outweigh the established guiding principles
- Cost will change as transportation corridors redevelop